

33 Berrambool Drive, Berrambool, NSW 2548

Raine&Horne.

House For Sale

Saturday, 9 March 2024

33 Berrambool Drive, Berrambool, NSW 2548

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 756 m2

Type: House



Kristi Symons
0477776905

\$770,000 - \$799,000

• 3 bedrooms with BIRs • 2 bathrooms • Separate internal laundry • Open plan living/dining/kitchen with air conditioning • 2 bay shed + plenty of off street parking • Close to town - just 950m to supermarkets and shops This tidy 3 bedroom, 2 bathroom home is currently tenanted on a permanent lease until September 2024. On approx. 750sqm, the home is located just 1km from the town centre of Merimbula and 200m from Berrambool Sports Oval, being the hub of Merimbula's many sporting clubs; consider this as your extended backyard! The house has a simple yet enjoyable floor plan with either front or rear bedroom being the master, each having an ensuite. Other indoor features include a separate laundry, air conditioning, north facing bay windows in the front bedroom and a great open plan kitchen/dining/living. Outdoors is a front garden, a 2 bay shed large enough for storing a boat and caravan, an enclosed patio room adjoining the kitchen, a separate undercover alfresco area for hosting friends and a concrete parking area for extra vehicles or trailers. Berrambool is increasingly favored by families and young couples given its proximity to town, childcare and sporting centre. Owners enjoy the leafy green outlook, quiet streets and a flat walk to Merimbula Woolworths, Spencer Park (popular swimming spot) and many of the town's clubs, restaurants and shops. Location • Approx. 950m to Merimbula Woolworths, Club Sapphire (also known as Merimbula Bowling Club), Kittys Bar and Restaurant and Aldi Supermarket • Approx. 1.8km to the popular swimming spot Spencer Park • Within 4km of all of Merimbula's favourite beaches and estuaries, including Bar Beach and Short Point Beach • Approx. 4km to Merimbula airport, servicing flights to Sydney, Melbourne and Canberra • Approx. 230km to Canberra, 460km to Sydney and 580km to Melbourne **DISCLAIMER** We have used our best endeavours in preparing this information to ensure that the information is accurate. Prospective purchasers should make their own inquiries to satisfy themselves and verify the information contained herein.